

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: )  
 ) Bankruptcy No. 19-23168-CMB  
JANET L. LUBISH, )  
a/k/a JANET L. WROBLE ) Chapter 7  
 ) DEBTOR )  
 ) RE: Document No. 109  
ROBERT H. SLOWE, TRUSTEE, )  
 )  
 ) MOVANT )  
vs. )  
 )  
PRA RECEIVABLES MANAGEMENT LLC, TRINITY )  
FINANCIAL SERVICES LLC, COMMERCIAL CREDIT OR )  
ITS ASSIGNS, ATLANTIC BROADBAND, GERMAN )  
TOWNSHIP SEWER AUTHORITY, PNC BANK, N.A., )  
J.P. MORGAN CHASE, CREDIT PROTECTION )  
ASSOCIATION LP, FAYETTE COUNTY TAX CLAIM )  
BUREAU, INTERNAL REVENUE SERVICE, KML LAW )  
GROUP, PNC BANK RETAIL LENDING, SYNCHRONY )  
BANK, UPMC PHYSICIAN SERVICES, US MORTGAGE)  
RESOLUTION LLC, VERIZON, WELLS FARGO CARD )  
SERVICES, WELLS FARGO BANK, N.A., AND )  
OFFICE OF THE U.S. TRUSTEE, )  
RESPONDENTS )

**CERTIFICATE OF SERVICE FOR REPORT OF SALE REGARDING SALE OF REAL ESTATE LOCATED AT 1579  
McCLELLANDTOWN ROAD, GERMAN TOWNSHIP, McCLELLANDTOWN, PA 15468**

I, Robert H. Slone, certify under penalty of perjury that on April 4, 2022, I served a true and correct copy of the above-referenced document upon the following persons and parties in interest at the addresses shown by United States First Class Mail, postage prepaid, as follows:

*See attached list.*

EXECUTED ON: April 4, 2022

By: /s/ ROBERT H. SLOWE

Robert H. Slone, Trustee  
PA ID No. 19963  
MAHADY & MAHADY  
223 South Maple Avenue  
Greensburg, PA 15601  
(724) 834-2990  
[robertslone223@gmail.com](mailto:robertslone223@gmail.com)

Office of the U. S. Trustee Liberty Center, Ste. 970 1001 Liberty Avenue Pittsburgh, PA 15222	Sarah Elizabeth Connolly Zbley Mehalov & White PC PO Box 2123 Uniontown, PA 15401	Janet L. Lubish 1579 McClellandtown Road McClellandtown, PA 15458
PNC Bank c/o Michael T. McKeever, Esquire KML Law Group, PC 701 Market Street, Suite 5000 Mellon Independence Center Philadelphia, PA 19106	Fayette County Tax Claim Bureau c/o Cheryl R. Heid, Esquire 4 North Beeson Boulevard Uniontown, PA 15401	German Township Sewage Authority c/o Douglas S. Sepic, Esquire 892 Vanderbilt Road Connellsville, PA 15425
Trinity Financial Services, LLC c/o Robert P. Wendt, Esquire Leopold & Associates, PLLC 80 Business Park Drive, Suite 110 Armonk, New York 10504	J.P. Morgan Chase 270 Park Avenue New York, NY 10172 Attn: General Counsel	Wells Fargo Bank, N.A. 420 Montgomery Street San Francisco, CA 94163 Attn: General Counsel
Commercial Credit Mortgage Company 300 St. Paul Place Baltimore, MD 21215	PNC Bank, NA The Tower at PNC Plaza 300 5 <sup>th</sup> Avenue Pittsburgh, PA 15222	PNC Bank NA, Successor by Merger to National City Bank 3232 Newmark Drive Miamisburg, OH 45342
Atlantic Broadband 120 Southmont Boulevard Johnstown, PA 15905	Credit Protection Association LP Parkway Center V 2500 Dallas Parkway, Suite 500 Plano, TX 75093	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101
PRA Receivables Management LLC PO Box 41021 Norfolk, VA 23541	PNC Bank Retail Lending PO Box 94982 Cleveland, OH 44101	Synchrony Bank c/o PRA Receivables Management, LLC PO Box 41021 Norfolk, VA 23541
Trinity Financial Services 2618 San Miguel Drive, Suite 303, Newport Beach, CA 92660	Trinity Financial Services, LLC 615 E. 1 <sup>st</sup> Street Tustin, CA 92780	UPMC Physician Services PO Box 1123 Minneapolis, MN 55440
U.S. Mortgage Resolutions LLC 351 E. Conestoga Road—Ste. 207 Wayne, PA 19087	Verizon by American InfoSource as Agent PO Box 5547 Houston TX 77210	Wells Fargo Card Services PO Box 522 Des Moines, IA 50306
Realty One Group Gold Standard Attention: Stefani Lucas 432 Frye Farm Road Greensburg, PA 15601		